



Agenda
HOME Program Commission Meeting
TELECONFERENCE
Thursday, January 14, 2021
5:00 pm

Aldersperson Dave Paff, Chairperson
Aldersperson Holly Kangas
Aldersperson Anthony Kennedy

Committee Member Veronica Flores
Committee Member Ron Frederick
Committee Member Lydia Spottswood, Vice-Chairperson

Call to Order
Roll Call

Approval of the Minutes of the Meeting Held September 29, 2020.

1. 2020 HOME Program Description- Substantial Amendment PUBLIC HEARING

Committee Member's Comments

Due to the COVID 19 Pandemic, no in-person public attendance at this meeting of the Community Development Block Grant is allowed. Members of the public wishing to observe the meeting may observe it through a telephone connection by calling **312-626-6799** or **646-558-8656** at the time of the meeting.

Persons wishing to provide public comments on a particular agenda item where a public hearing is noticed are encouraged to provide those comments in advance of the meeting by electronic mail to the City at comments@kenosha.org, which will then be read into the Commission record during the public hearing phase. Alternatively, persons wishing to express a comment during a noticed public hearing may call in to **312-626- 6799** or **646-558-8656**. Whether the comment is read into the record or called in, the five-minute rule for comments will be enforced.

Call: 312-626-6799 or 646-558-8656
Meeting ID: 986 7220 2242

IF YOU ARE DISABLED AND IN NEED OF ACCOMMODATION, PLEASE CALL 653-4030 BY NOON BEFORE THIS MEETING.

HOME PROGRAM COMMISSION
Minutes
September 29, 2020

MEMBERS PRESENT: Alderperson David Paff, Alderperson Anthony Kennedy, Alderperson Holly Kangas, Veronica Flores, Ronald Frederick, and Lydia Spottswood

MEMBERS EXCUSED:

STAFF PRESENT: Mike Maki

The meeting was called to order at 4:31 pm by Alderperson Paff and roll call was taken.

A motion was made by Ms. Spottswood and seconded by Mr. Frederick to approve the minutes of the October 19, 2019 meeting. The motion passed. (Ayes 6, Noes 0)

1. Election of Chairperson and Vice Chairperson of HOME Program Commission

A motion was made by Ms. Spottswood and seconded by Alderperson Kennedy to elect Alderperson Paff as Chairperson. The motion passed. (Ayes 6, Noes 0)

A motion was made by Alderperson Kennedy and seconded by Ms. Flores to elect Ms. Spottswood as Vice Chairperson. The motion passed. (Ayes 6, Noes 0)

2. 2021 HOME Program Description PUBLIC HEARING

Mr. Maki explained the 2021 HOME Program and noted changes to funds concerning Homebuyer New Home Construction. This program was approved by City Administration to build up to three homes with these funds.

Public Hearing Open

Angela Elliot, Executive Director for Habitat for Humanity was available for questions. Habitat for Humanity completed two homes in Kenosha with one being handicapped accessible. Habitat for Humanity has started two more new builds and will construct two additional homes in 2021.

Lyn Elvetici, Executive Director of Kenosha Housing Authority was available for questions. Since 2013 they have been working with City for rent assistance. This program helps about 20-25 families a month which are elderly, disabled, and elderly veterans.

Public Hearing Closed

Ms. Spottswood asked if the HOME Program funds can be used to create multi-family rental properties?

Mr. Maki said the funds can be used for rental rehabilitation and new construction

properties. The past projects included Vincent Mccall Lofts, and Residences at Library Park.

Ms. Flores asked why is there a deed restriction for single family owner occupied homes? If the home is paid off shouldn't the owner be allowed to do what they want with the land?

Mr. Maki explained that restrictions were put on when the City built homes in the past. It was a requirement to ensure that the home was to remain an owner occupied, single family home and not changed to rental. Part of the requirement comes from the HOME Program. There are restrictions with the use of Federal Funds. The restrictions remain on the land and it could be between 5-15 years. The City wants to ensure a neighborhood does not tip to a renter neighborhood over a homeowner neighborhood. The City wants to reduce rental properties in certain areas and that is why there is a deed restriction.

Aldersperson Paff asked if the City was looking to build three homes? Would the City work with the Redevelopment Authority to build on their lots? How many lots does the City has available?

Mr. Maki said once this program is approved through the committees then the City can fund up to three homes to be built. The lots would not be from the Redevelopment Authority. The Redevelopment Authority is working with Habitat for Humanity to build on their lots. The City has about fifty lots to choose from for the three new homes.

A motion was made by Ms. Spottswood and seconded by Mr. Frederick to approve the 2021 HOME Program funding allocations. The motion passed. (Ayes 6, Noes 0)

Commissioner Comments:

Mr. Frederick would want to see the City build a handicapped accessible home.

Mr. Maki explained Habitat for Humanity is constructing a handicapped accessible home at the moment.

A motion to adjourn was made by Aldersperson Kennedy and seconded by Aldersperson Kangas. The motion passed. (Ayes 6, Noes 0). The meeting adjourned at 4:54 pm.

Certification that the minutes have been approved by the Home Program Commission.

Rich Schroeder, Acting Director of City Development
Meeting Minutes Prepared by: Courtney Dorado, City Development



2020 HOME Program Description- Substantial Amendment PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

This item will also be reviewed by the Common Council.

LOCATION AND ANALYSIS:

1. The 2020 HOME Program description outlined funding for approved HOME eligible activities in the City of Kenosha's Annual Plan. This document, which is required by the department of Housing and Urban Development (HUD) outlined the City's allocation of Federal FY 2020 HOME funds, Program Income and funds from previous years. The Common Council approved the Annual Plan on November 4, 2019 and HUD allocated the funds to the City on May 4, 2020.
2. In 2020, HUD permitted the City to apply for waivers regarding program requirements and funding limits for both our 2019 and 2020 allocations due to the COVID-19 pandemic. Specifically, the waivers allow the City to increase the CHDO Operating Fund limit from 5% to 10%. Currently, CHDO operating funds are provided to Habitat for Humanity for reimbursement of eligible operating expenses.
3. The 2020 HOME Program Description also allocated \$53,750 for second mortgage loans as well as down payment and closing cost assistance. To-date, the City has approved two (2) second mortgage loans and has disbursed the majority of this allocation. Additional funding for this program will not be available until the City's 2021 Annual Plan is approved by HUD, which is not anticipated until Spring, 2021, at the earliest. Due to continued interest in the City's Second Mortgage Program, staff would recommend providing additional funds, prior to the allocation of 2021 HOME funds.
4. Under the City's Public Participation Plan for the CDBG and the HOME Programs, a substantial amendment is required when activity funding is changed more than 25%.
5. The additional 5% CHDO Operating Funds and the increase to the Second Mortgage Loan Program require a reallocation of funding for 2020 program activities. Staff has identified that the funds could be subtracted from the Homeowner Rehabilitation Loan Program, which has substantial funds.
6. The following HOME Program funding reallocations are recommended.

ACTIVITY	APPROVED FUNDING	PROPOSED FUNDING	NET CHANGE
Homeowner Rehabilitation Loans	\$322,075.00	\$222,043.30	-\$100,031.70
Second Mortgage Loans, Closing Cost and Down Payment Assistance	\$53,750.00	\$100,000.000	\$46,250.00
CHDO-2019 Operating Funds	\$25,525.35	\$51,050.70	\$25,525.35
CHDO-2020 Operating Funds	\$28,256.35	\$56,512.70	\$28,256.35
TOTAL SELECTED ACTIVITY FUNDING	\$429,606.70	\$429,606.70	\$0.00

7. Public comments will be received until final Adoption by the Common Council.
8. The proposed amendment to the 2020 HOME Program Description will be forwarded onto the Common Council for final approval.

RECOMMENDATION:

A recommendation is made to approve the proposed amendment to the 2020 HOME Program Description.



Mike Maki, Community Development Specialist



Timothy M. Casey, Director